

PUBLIC BUILDING COMMISSION –Meeting Minutes
Thursday– January 29, 2015
Special Meeting
7:00 P.M. – Council Chambers, Town Hall

Members Present: Mr. Mark Nash (Chairman)
Mr. Art Crooker
Mr. Ed Hill
Mr. Richard Clavet

Members Absent: Mr. Joe Barba
Mr. Vincent Robitaille
Mr. James McKenney

PBC Pool
Subcommittee: Mr. Kevin Wetmore
Mr. Matt Levine
Mr. David Gavin
Mr. Bill Kunde
Mrs. Sheila Adams

Town Council
Pool Construction
Oversight
Committee: Mr. Jimmy Sima
Mr. Rob Oris
Mrs. Liz Linehan

Additional Present:
Mr. George Noewatne, Public Works
Walter Gancarz, Town Engineer

PLEDGE OF ALLEGIANCE

The assembled group recited the Pledge of Allegiance.

ROLL CALL

Chairman Nash called the meeting to order at 7:03 pm. Roll was called and a quorum determined.

Chairman Nash stated the purpose of the meeting and turned the meeting over to Mr. Goldberg.

Mr. Goldberg addressed the committees to put everyone on the same page and clarify some issues that were confused in the media. Mr. Goldberg explained the presentation on December 9, 2014 spelled out the facts of the contract with Arizon, the budget for this project and the schedule for completing this project. Mr. Goldberg explained that after the December 9, 2014 meeting, the town attorney was considering whether to address issues in the contract by amending the original contract or doing so by change order. Mr. Goldberg apologized and explained the town attorney decided the best course of action was to exercise pieces of the contract by change order (general construction, insulated roll-up garage doors, R-20 insulation, two additional exit doors, change from aluminum to steel doors, and the addition of LED lighting and elimination of garage door motors). Mr. Hill asked what the actual difference was between an amendment and a change order. Mr. Goldberg explained the change order avoided the need to draw up an entirely new contract and the town attorney did not feel the changes warranted a new contract. Mr. Goldberg reiterated there was no error in the contract numbers. Arcadis did not realign the \$6,500 for design of the foundation to the appropriate column. The money was always in the budget as a soft cost and the contingency has not changed. Mr. Goldberg apologized for the confusion.

Mr. Goldberg addressed the project schedule. He clarified the project schedule has not changed and acknowledged there was a typographical error on a project schedule which had been erroneously distributed. Mr. Goldberg apologized that he was unable to attend the December 30, 2014 meeting to prevent this confusion.

Mr. Goldberg gave an update on the project. The contract with Arizon has been executed. The contracts have been executed with all subcontractors. There have been two meetings with sprinkler contractor, and the sprinkler contractor has met with the Deputy Fire Marshall. A flow test is expected to be conducted next week. Mr. Goldberg explained that with local authorities having jurisdiction, they will not know for sure until after the flow test whether or not the fire pump is needed or required. Once the results of the flow test are determined, the next step will be to create drawings to be inlayed and submitted to the Deputy Fire Marshall and building official.

Mrs. Linehan asked about the potential need for a fire pump and expressed budget concerns if one was needed. Mr. Goldberg reiterated that until the flow test is done, we won't know for sure and ultimately, it is not up to him. The Deputy Fire Marshall has to be satisfied with the results of the flow test.

Mr. Goldberg reported an architect has been hired and is working on a code plan. Arizon is designing to current code which dates back to 2003 in Connecticut. The structural team has a conference call planned within the next few days on the code

plan. Mr. Goldberg explained his objective is to gather as much information as possible and submit detailed plans to the building official.

Mr. Goldberg reported Arizon has answered 75 % of engineer's questions and is working on a ductwork drawing. Mr. Wetmore asked about a duct sock. Mr. Goldberg does not anticipate using duct sock, but won't know for sure until he has the ductwork drawing.

Mr. Goldberg reported the electrician is working on his submittals for conduits and a layout which will be submitted to the building official for permit.

Mr. Sima asked for confirmation that the project schedule expects permits to be applied for by approximately February 23, 2015. Mr. Goldberg indicated he anticipates having all drawings and submittals for permitting by the third week of February.

Mr. Wetmore commented he hopes this project can find ways to be creative and have opening day sooner than September 6, 2015. There was a brief discussion about the importance of getting the project right, being aware of the small contingency for fixing mistakes and not rushing the work to accelerate the end date. It was agreed that everyone involved in this project has worked hard and feels the sense of urgency to provide the taxpayers with a sound and sufficient community pool.

Mr. Goldberg reiterated the start date for construction is April 1, 2015. Mr. Noewatne asked about communication with the PBC during the project. Mr. Goldberg indicated the PBC will be updated monthly throughout the entire project.

Mr. Gavin asked if Mr. Goldberg is satisfied with the management team at Arizon. Mr. Beebe responded he is working directly with Tom Soehngen, Vice President of Arizon and communicates with him regularly. Mr. Beebe said he and Mr. Soehngen have an honest and cooperative relationship.

ADJOURNMENT

Mr. Nash thanked Mr. Goldberg for his time and presentation.

Motion to adjourn by Mr. Nash at 7:56 pm. Seconded by Mr. Clavet and passed unanimously.

Respectfully submitted,

Karen Gill